

028.A

0003

0031.D

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

373,200 / 373,200

USE VALUE:

373,200 / 373,200

ASSESSED:

373,200 / 373,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	31
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Owner 1: HILLION RENE MARTIN

Owner 2:

Owner 3:

Street 1: 215 MASS AVE #48 (AKA #31)

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KELLEHER JOHN J & SHEILA A -

Owner 2: -

Street 1: 215 MASS AVE #68

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	373,200			373,200		316424
							GIS Ref
							GIS Ref
							Insp Date
							11/30/17

PREVIOUS ASSESSMENT								Parcel ID	028.A-0003-0031.D	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	362,700	0	.	.	362,700	362,700	Year End Roll	12/18/2019
2019	102	FV	312,300	0	.	.	312,300	312,300	Year End Roll	1/3/2019
2018	102	FV	277,800	0	.	.	277,800	277,800	Year End Roll	12/20/2017
2017	102	FV	258,600	0	.	.	258,600	258,600	Year End Roll	1/3/2017
2016	102	FV	258,600	0	.	.	258,600	258,600	Year End	1/4/2016

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEHER JOHN J	73084-365	2	8/9/2019		407,500	No	No		
215 MASS AVE CO	63774-347		6/18/2014		250,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/1/2019		SQ Returned								JO		Jenny O											
11/30/2017		Measured						DGM		D Mann													
1/22/2015		NEW CONDO						PC		PHIL C													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Good												
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	2 - Steel			1/2 Bath:		Rating:													
Prime Wall:	7 - Brick			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	4 - Flat			OTHER FEATURES															
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Good												
Color:	BRICK			A Kits:		Rating:													
View / Desir:				Fpl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1966	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G16	Fact:	.	Floor:	4 - 4th Floor														
Const Mod:				% Own:	2.240000000														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	10			Phys Cond:	GD - Good	24.	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	6 - Average			Functional:				1	3	1									
Sec Int Wall:		%		Economic:															
Partition:	T - Typical			Special:															
Prim Floors:	3 - Hardwood			Override:															
Sec Floors:	4 - Carpet	30%		Total:	24.5	%													
Bsmnt Flr:	3 - Hardwood			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ:	320.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.:	1.38495576														
Electric:	3 - Typical			Const Adj.:	1.02479637														
Insulation:	2 - Typical			Adj \$ / SQ:	454.175														
Int vs Ext:	S			Other Features:	33000														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.45000005														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	494350				Juris. Factor:	1.00	Before Depr:	658.55							
% Com Wall:		% Sprinkled:	0	Depreciation:	121116				Special Features:	0	Val/Su Net:	550.44							
				Deprecated Total:	373234				Final Total:	373200	Val/Su SzAd:	550.44							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 028.A-0003-0031.D												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					
AssessPro Patriot Properties, Inc																			
																			